



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Regular Meeting

**CITY COMMISSIONERS**  
*Barbara Langdon, Mayor*  
*Alice White, Vice Mayor*  
*Pete Emrich, Commissioner*  
*Debbie McDowell, Commissioner*  
*Phil Stokes, Commissioner*

**APPOINTED OFFICIALS**  
*Jerome Fletcher, City Manager*  
*Amber L. Slayton, City Attorney*  
*Heather Faust, City Clerk*

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Tuesday, July 25, 2023

10:00 AM

City Commission Chambers

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### CALL TO ORDER

Mayor Langdon called the meeting to order at 10:00 a.m.

### ROLL CALL

**Present:** 5 - Mayor Barbara Langdon, Vice Mayor Alice White, Commissioner Pete Emrich, Commissioner Debbie McDowell and Commissioner Philip Stokes

### ALSO PRESENT:

City Manager Jerome Fletcher, Assistant City Clerk Adrian Jimenez, Fire Chief Scott Titus, Deputy Police Chief Chris Morales, Assistant City Manager Julie Bellia, Assistant City Manager Jason Yarborough, Budget Administrator Lisa Herrmann, Development Services Director Alaina Ray, Legislative Analyst Todd Miles, Grants Division Manager Valerie Malingowski, and Public Works Director Chuck Speake

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Development Services Director Alaina Ray.

### 1. APPROVAL OF AGENDA

Mayor Langdon requested a motion.

***A motion was made by Commissioner Stokes, seconded by Commissioner McDowell, to approve the Agenda as presented. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

### 2. PUBLIC COMMENT:

Chris Hanks: expressed support for new police station headquarters.

Juno Enoch: expressed opposition for Public Private Partnership (P3) development of Warm Mineral Springs (WMS) and expressed concern for community input process.

Chris Johnson: expressed support for City policy and actions and requested assistance

for disaster recovery efforts.

Commission requested City Manager obtain Mr. Johnson's contact information.

Debbie Blackwell: expressed opposition for P3 development of WMS.

Michelle Pozzie: expressed support for Parks and Recreation Department and expressed concern for City policy and actions.

Alina Stolarski: expressed opposition for P3 development of WMS.

Robin San Vicente: expressed opposition for P3 development of WMS and expressed concern for community input process.

Virginia Lewis: expressed concern for City policy and actions.

### **3. ANNOUNCEMENTS**

**A. [23-0443](#) Current Vacancies and Upcoming Expirations for Advisory Boards and Committees**

Mayor Langdon announced the item and called on the Assistant City Clerk to read the announcements.

Ms. Jimenez read the announcements into the record.

Intended for general public comment:

Lara Fine: expressed support for preservation of Warm Mineral Springs (WMS).

Marzanna Kwiecien: expressed opposition for Public Private Partnership (P3) development of WMS.

### **4. CONSENT AGENDA:**

Mayor Langdon announced the item and queried the City Manager regarding items pulled from the Consent Agenda for discussion.

Public comment:

Ms. Jimenez read the following eComment into the record:

K White: expressed opposition to Item No. 23-1123.

Mayor Langdon requested a motion.

***A motion was made by Commissioner Stokes, seconded by Commissioner Emrich, to approve the Consent Agenda as presented. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

**A. [23-0220](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract With Wholesale Landscape Supply, Inc. dba Big Earth Landscape Supply for Aggregate Materials Under Purchase Order No. 049844 in an Amount Not to Exceed \$250,242.00.**

***This item was approved on the Consent Agenda.***

**B. [23-0228](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract With B&E Signal and Lighting, Inc. for Transportation System Repairs Under Purchase Order No. 049527 in an Amount Not to**

Exceed \$900,987.75.

*This item was approved on the Consent Agenda.*

- C. [23-0908](#) Approve Granicus Proposal for North Port, FL With Master Subscription Agreement and Professional Services Agreement for the Renewal of Granicus GovQA for the Term of One Year in the Amount Not to Exceed \$23,737.95 .

*This item was approved on the Consent Agenda.*

- D. [23-0930](#) Approve the First Amendment to the Community Development Block Grant Subrecipient Agreement Between Sarasota County, Florida and the City of North Port, Florida for the Greenwood Avenue Sidewalk Construction, Extending the Timeline.

*This item was approved on the Consent Agenda.*

- E. [23-1023](#) Approve Construction Contract No. 2023-35 – Southwest Water Reclamation Facility (SWWRF) Sludge Drying Bed with C&T Contracting Services, LLC in the Amount of \$567,163.09, With a Contingency of \$56,716.00, for a Total Amount of \$623,879.09.

*This item was approved on the Consent Agenda.*

- F. [23-1043](#) Approve the Application for the 2023 Patrick Leahy Bulletproof Vest Partnership Grant in the Amount of \$36,897.00, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City

*This item was approved on the Consent Agenda.*

- G. [23-1051](#) Approve the Application to the Florida Department of Economic Opportunity Community Planning Technical Assistance Grant for the Partial Funding of a Master Plan for Activity Center 3, the Gateway Activity Center, in the Amount of \$75,000.00, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City.

*This item was approved on the Consent Agenda.*

- H. [23-1085](#) Approve the Agreement Between the Florida Charter Educational Foundation, Inc. and the City of North Port, Florida for the School Resource Officer Program at the College Preparatory Academy at Wellen Park, for a Total Fee to Florida Charter of \$87,000.00.

*This item was approved on the Consent Agenda.*

- I. [23-1097](#) Approve the First Amendment to the Community Development Block Grant Subrecipient Agreement between Sarasota County, Florida and

the City of North Port, Florida for Story Walk at the Garden of the Five Senses Park, Extending the Timeline to September 30, 2023.

*This item was approved on the Consent Agenda.*

- J. [23-1103](#) Appointment of Alexander Titus as a Regular Member of the Citizen Tax Oversight Committee, to Serve a Term from July 25, 2023, to July 25, 2026.

*This item was approved on the Consent Agenda.*

- K. [23-1119](#) Approve Work Assignment 2023-09 with Kimley-Horn and Associates, Inc., in the Amount of \$293,777.00, for the Myakkahatchee Creek Surface Water Treatment Plant Raw Water Pipeline and Pipeline Interconnection Between Ground Storage Tanks Project.

*This item was approved on the Consent Agenda.*

- L. [23-1120](#) Approval of Minutes for the June 5, 2023 Commission Workshop Meeting, June 15, 2023 Commission Workshop Meeting, June 12, 2023 Commission Joint Meeting, June 27, 2023 Commission Regular Meeting, and July 6, 2023 Commission Regular Meeting

*This item was approved on the Consent Agenda.*

- M. [23-1123](#) Approve the Appointment of Commissioner Stokes to Sit on the Federal Action Strike Team (FAST) Committee.

*This item was approved on the Consent Agenda.*

- N. [23-1152](#) Approve the CivicPlus Master Services Agreement and Statement of Work Between CivicPlus, LLC and the City of North Port for the Application of External Linking of State Law References Within Municode, in the Amount of \$3553.25

*This item was approved on the Consent Agenda.*

## **5. PUBLIC HEARINGS:**

### **PETITION:**

- A. [CC](#)  
[DMP-23-019](#) Consideration of Petition No. DMP-23-019, Presidium Apartments Development Master Plan (QUASI-JUDICIAL).

Mayor Langdon announced the item, stated this is a quasi-judicial hearing, and called on the Assistant City Clerk to read by title only.

Ms. Jimenez read the Petition by title only and swore in those wishing to provide testimony.

Mayor Langdon called for disclosure of ex-parte communications.

Commissioner Stokes, Mayor Langdon, Vice Mayor White, and Commissioner Emrich

disclosed no ex-parte communications.

Commissioner McDowell disclosed emails requesting traffic impact statement, updated map H, breakdown of residential, multi-family, and commercial thresholds, and a meeting with staff relating to developments of regional impact (DRI) requirements and development thresholds.

Ms. Jimenez stated there were no aggrieved parties.

Patrick Seidensticker, Icard Merrill, Grant Saxon, Presidium, Trenton Strackbein, Kimley-Horn & Associates, and Christopher Hatton, Kimley-Horn & Associates, all being duly sworn, provided a presentation including overview, request, aerial view, property, site plan, proposed elevations, wetlands preserved, open space, recommendations, consistency with the Comprehensive Plan and Unified Land Development Code (ULDC), fiscal impact report, neighborhood meeting, modification request, and requested approval.

Ms. Willette-Grondin, being duly sworn, provided a presentation including overview, modification request, recommendations, neighborhood meeting, Development Master Plan (DMP), access points, conceptual renderings, staff review and analysis, consistency with the Comprehensive Plan and ULDC, and recommendations.

There were no rebuttals by the Applicant or Staff.

Public comment:

Charles Schrader: being duly sworn, requested clarification regarding setback modification and property maintenance.

Commission questions and discussion took place regarding Building K clarification, Planning and Zoning Advisory Board recommendation, Building G waiver exclusion, recreation components and dedicated acreage, Thyme Way proximity to parking lot, tree preservation, modification request relating to proximity to neighboring community, landscaping intent specifics and maintenance, Sarasota County Area Transit (SCAT) implementation and options, landscaping plan in relation to native tree planting, unit composition and estimated costs, and Activity Center 4 land use breakdown including current percentages and caps.

In response to Commission discussion, Ms. Willette-Grondin noted she will provide a current land use breakdown for Activity Center 4 to Commission.

Commission questions and discussion continued regarding quantifying landscape requirements, neighborhood meeting feedback implementation, fencing type, capturing fencing and landscape conditions, public art requirement and implementation, DRI requirements versus ULDC guidance, Activity Center 4 commercial component, and modification request.

Ms. Willitte-Grondin provided a closing argument including DRI requirements and recommendations.

There was no closing argument by the Applicant.

Mayor Langdon closed the public hearing and requested a motion.

Ms. Slayton spoke to suggested motion verbiage.

***A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to approve Petition No. DMP-23-019 with the following conditions and***

*find that based on the competent substantial evidence, the Development Master Plan meets the standards in Section 53-7 of the Unified Land Development Code.*

**Conditions:**

1. *During the review of the Major Site and Development Plan, the following Energy Conditions must be incorporate—*
  - a. *(b) Provision of bicycle racks or storage facilities.*
  - b. *(c) Coordinate with SCAT in locating bus stops, shelters, etc.*
  - c. *(i) Installation of energy-efficient lighting for streets, parking areas, recreation areas, and other interior and exterior public areas.*
  - d. *(k) Selection of native plants.*
  - e. *(l) Planting of native shade trees in all recreation areas, streets, and parking.*
  - p. *Wherever, trees are not practical, structural shading shall be provided (i.e., awnings, wind-sails, overhangs, etc.).*
2. *A bond will be required prior to approval of the Major Site and Development Plan. Provide an Engineer's Opinion of Probable Cost (EOPC) to Public Works and Utilities for approval.*
3. *An Urban Design Standards Review must be completed prior to approval of the Major Site and Development Plan. The architectural design shall meet the requirements in the Urban Design Standards Pattern Book for Activity Center 4.*
4. *Public art shall be provided per ULDC Sec. 55-9 and Sec. 59-2. that complies with Chapter 59.*
5. *During building permit review the following Energy Conditions must be incorporated –*
  - a. *(d) Use of energy-efficient features in window design.*
  - b. *(e) Use of operable windows and ceiling fans.*
6. *See Water Supply/Wastewater Treatment Condition 5. All non-potable water demand (i.e., irrigation) shall be met using alternate sources such as retention/detention facilities, wells, and treated wastewater effluent.*
7. *Any tree from the median of Panacea Blvd impacted during the construction of the full access points shall be relocated and replanted in the median of Panacea Blvd adjacent to its previous location. If harmed, the tree shall be replaced with a like tree.*
8. *The future detailed design of the stormwater management system must meet all requirements in the City of North Port Unified Land Development Code (ULDC) Stormwater Regulations. Detailed stormwater quality treatment calculations and water quantity attenuation analysis must be provided in the later INF or MAS applications. If the later SDR applications for INF or MAS include hydraulic modeling that shows additional pond footprint will be needed, changes will need to be made to the DMP plans and go through the entire DMP approval process again.*
9. *Fencing along the perimeter as agreed upon by the Applicant.*
10. *Additional landscaping as agreed upon by the Applicant.*
11. *A reduction of the minimum setback that is a maximum of one hundred and ten (110) feet from the front property line to permit buildings A, B, and K to be constructed no closer than eighty (80) feet from the front property line.*

*The motion carried on the following vote:*

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

Recess was taken from 11:41 a.m. to 12:30 p.m.

**ORDINANCE - First Reading:**

- B. [ORD. NO. 2023-21](#) An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Appendix A - City Fee Structure, to Change Certain Building, Fire Rescue, Police, Parks and Recreation, Facility Rental, Solid Waste, Utilities, and Road And Drainage Fees; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Langdon announced the item and requested a motion to direct the Assistant City Clerk to read by title only.

***A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to direct the Assistant City Clerk to read the Ordinance by title only. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

Ms. Jimenez read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding fire inspection rates determination, frequency of inspections, and unauthorized connection fee determination.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Vice Mayor White, to continue Ordinance No. 2023-21 to second reading on September 12, 2023 with a change to the Utilities unauthorized connection fee from \$1,000 to \$10,000.***

Commission discussion continued regarding legality of the proposed fee change.

Ms. Slayton spoke to legal review process.

Commission discussion continued regarding inclusion of staff and City Attorney review.

Vice Mayor White withdrew her second.

***The motion was restated by Commissioner McDowell, seconded by Vice Mayor White, to continue Ordinance No. 2023-21 to second reading on September 12, 2023 with a change to the Utilities unauthorized connection fee from \$1,000 to \$10,000 pending review and input from staff and City Attorney.***

Commission discussion continued regarding frequency of unauthorized connections, consequences relating to water safety, developer versus individual imposed fees, civil versus criminal penalty determination, fee determination, and potential deterrents.

***The motion carried on the following vote:***

**Yes:** 4 - Mayor Langdon, Vice Mayor White, Commissioner McDowell and Commissioner Stokes

**No:** 1 - Commissioner Emrich

Commissioner Emrich dissented due to \$10,000 being too severe and finding \$2,000 to \$5,000 more appropriate.

**RESOLUTION:**

- C. [RES. NO. 2023-R-04](#) A Resolution of the City of North Port, Florida, Approving the Expenditure of \$236,855.00 in Forfeiture Funds; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Langdon announced the item and called on the Assistant City Clerk to read by title only.

Ms. Jimenez read the Resolution by title only.

Mr. Fletcher introduced the item.

Mr. Morales spoke to accomplishments and goals.

Commission questions and discussion took place regarding dependence on approval of Resolution No. 2023-R-48 and Resolution verbiage and structure.

Ms. Slayton spoke to Resolution structure.

Ms. Bellia spoke to Resolution intent and structure relating to moving versus expending funds.

Commission questions and discussion continued regarding whereas clause dictating expenditure of funds and moving versus expending funds.

Ms. Slayton spoke to Resolution verbiage versus Finance department process relating to fund expenditure.

Commission questions and discussion continued regarding motion verbiage.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Vice Mayor White, to adopt Resolution No. 2023-R-04 contingent upon the approval of Resolution No. 2023-R-48. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

- D. [RES. NO. 2023-R-49](#) A Resolution of the City Commission of the City of North Port, Florida, Authorizing the Purchase of Real Property Located on North Toledo Blade Boulevard and Described as Sarasota County Property Appraiser Parcel Identification numbers 0938013913, 0938013914, 0938013915, 0938013916 and 0959073917; Incorporating Recitals; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Langdon announced the item and called on the Assistant City Clerk to read by title only.

Ms. Jimenez read the Resolution by title only.



Mr. Fletcher introduced the item.

Mr. Morales spoke to location and available acreage.

Commission questions and discussion took place regarding potential as a location for a future Fire Station and cost versus appraisal value.

Public comment:

Ms. Jimenez read the following eComment into the record:

Jasmine Bowman: expressed opposition.

Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to adopt Resolution No. 2023-R-49 as presented. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

**E. [RES. NO. 2023-R-48](#)**

A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District and Capital Improvement Budget for Fiscal Year 2022-2023 for Law Enforcement Equipment, Sans Replacement Project IT22SR, One Additional Full Time Equivalent in Utilities, Hurricane Ian Costs, Parks Amenities Project P23PAI, Costs for an Increase in Sergeant and Police Officer Compensation, and Payment Related to the West Villages Developer Agreement Post Annexation in the Amount of \$3,327,485; Providing for Findings, Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Langdon announced the item and called on the Assistant City Clerk to read by title only.

Ms. Jimenez read the Resolution by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding intent to use funding for storage trailer at Dallas White Park.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Commissioner Stokes, seconded by Commissioner McDowell, to adopt Resolution No. 2023-R-48 as presented. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

## **6. GENERAL BUSINESS:**

**A. [23-0992](#)** Discussion and Possible Action Regarding Request from Blue Sky

Communities for Financial Assistance in the Amount of \$460,000 and Request for City Official Signature on Florida Housing Finance Corporation Local Government Verification of Contribution Form for a Proposed Blue Willow Cove Affordable Housing Development to be Located at 5400 Pan American Boulevard.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Mayor Langdon spoke to combining Item Nos. 23-0992 and 23-1019 for discussion.

Commission questions and discussion took place regarding meeting procedure.

In response to Commission discussion, Ms. Ray spoke to similarities and differences between Item Nos. 23-0992 and 23-1019.

***A motion was made by Commissioner McDowell, seconded by Vice Mayor White to hear Item Nos. 23-0992 and 23-1019 together and to use two separate motions. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

Ms. Ray spoke to application status and contribution options.

Commission questions and discussion continued regarding Pan American Boulevard residential density limitation, opposition to Live Local Act, land use percentages in relation to potential donated property, commercial component, financial contribution budget and payment timeline, funding options, approval process, affordable housing priority, application timeline limitations, potential amendments, lack of minimum development requirements and commercial component timeline relating to Live Local Act, Home Rule authority, budget limitations, and future discussion potential.

Public comment intended for Item No. 23-0992:

Ms. Jimenez read the following eComments into the record:

Carmine Miranda: expressed opposition.

K White: expressed opposition.

In person public comment:

Ray Jeries: expressed opposition.

Public comment intended for Item No. 23-1019:

Ms. Jimenez read the following eComment into the record:

K White: expressed opposition.

Mayor Langdon requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to decline the request to provide financial assistance in the amount of \$460,000 to Blue Sky Communities. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

**B. [23-1019](#) Discussion and Possible Action Regarding Request from MCP**

Residential Developers for Financial Assistance in the Amounts of \$460,000 and \$50,000 and Request for City Official Signature on Florida Housing Finance Corporation Local Government Verification Of Contribution Forms for a Proposed Promenade on Price Affordable Housing Development to be Located at 1800 E. Price Blvd.

*This item was heard with Item No. 23-0992.*

***A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to decline the request to provide financial assistance in the amounts of \$460,000 and \$50,000 to MCP Residential Developers. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

***A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to direct City Manager to create a Commission Meeting Agenda Item for discussion and possible action to include staff recommendations and City Attorney analysis, to require a 35% minimum acreage and timeline for completing the nonresidential component for any Live Local Act project.***

Commission discussion took place regarding percentage included in the motion, allowing staff flexibility, minimum allocation requirements, and providing staff tools to navigate the Live Local Act.

***The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

**C. [23-1095](#)**

Discussion and Possible Action Regarding a Commission Letter of Support for the HELPER Act, Establishing a One-Time Use Home Loan Program for First Responders and Teachers

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding financial assistance amount and requesting increased appropriations.

There was no public comment.

Mayor Langdon passed the gavel to Vice Mayor White.

***A motion was made by Mayor Langdon, seconded by Commissioner McDowell, to approve of a letter of support to be signed by the Mayor reflecting the desire of this Commission for "Homes for Every Protector, Educator, and Responder Act of 2023" or the "HELPER Act of 2023" modifying the language of the letter to include support of the Federal government increasing the appropriations to this program. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

Commission questions and discussion continued regarding revisiting discussion.

Recess was taken from 1:58 p.m. to 2:10 p.m.

D. [23-1126](#) Discussion and Possible Action Regarding the City of North Port's State and Federal Legislative Priorities for 2024.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Mr. Miles spoke to priorities, timeline, and recommendations.

Commission questions and discussion took place regarding emergency medical services (EMS) timeline, Suncoast Technical College funding, Florida State Road 681 interchange connections, potential Live Local Act revisions relating to commercial component, juvenile jail diversion efforts and Teen Court of Sarasota, updating City statistics, State versus Federal priorities relating to mental health, Warm Mineral Springs and Little Salt Springs, affordable housing revisions, property insurance, water quality improvements and fertilizer ban, and Home Rule authority.

Mr. Miles spoke to the process for drafting revisions.

Commission questions and discussion continued regarding the draft process.

Ms. Slayton spoke to the legal requirements relating to the draft process and future discussion.

Commission questions and discussion continued regarding Florida League of Cities (FLC) conference discussions, widening and extension of local roads relating to evacuation routes, Federal work-force housing verbiage, and disaster recovery debris removal timeline.

Public comment:

Robin San Vicente: expressed concern for evacuation routes.

Commission questions and discussion continued regarding direction requested relating to the draft process and clarification relating to Florida State Road 681 interchange connections.

Mayor Langdon requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to use today's discussion points for staff to draft a revised State and Federal Legislative Priorities for 2024, to be discussed at the September 5, 2023 Commission Workshop Meeting for final approval at the September 12, 2023 Commission Regular Meeting. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

***Without objection, Mayor Langdon reordered the agenda to hear Item No. 23-1128 at this time.***

F. [23-1128](#) Approve the City Attorney's Request to Hold a Special Meeting for an Attorney-Client Executive Session in Pending Litigation, Poulin v. Bush, et al, Case No. 8:31-CV-1516-WJF-AEP Pending in the United States District Court for the Middle District of Florida, Tampa Division

Mayor Langdon announced the item.

Ms. Slayton introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Langdon requested a motion.

***A motion was made by Commissioner Emrich, seconded by Commissioner Stokes, to approve the City Attorney's request to hold a Special Meeting for an Attorney-Client Executive Session in pending litigation, Poulin v. Bush, et al, Case No. 8:31-CV-1516-WJF-AEP pending in the United States District Court for the Middle District of Florida, Tampa Division. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

**E. [23-1150](#)** Discussion and Possible Action Regarding Projects for State and Federal Legislative Funding Requests for 2024.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Ms. Malingowski spoke to timeline and direction requested.

Commission questions and discussion took place regarding number of projects, water control structure improvements, neighborhood water expansion funding, police headquarters State versus Federal, I-75 interchange feasibility study, Florida Department of Transportation (FDOT) role, recommendations relating to project submittal for both State and Federal, inclusion of bridges, and Sumter Boulevard and Toledo Blade Boulevard interchange improvements funding and timeline.

In response to Commission discussion, Mr. Speake noted funding is currently established for temporary signal installation.

Commission questions and discussion continued regarding the draft process and timeline.

There was no public comment.

Mayor Langdon requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to use today's discussion points for staff to draft revised funding options for the State and Federal Legislative Funding Requests for 2024, to be discussed at the September 5, 2023 Commission Workshop Meeting. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

**G. [23-1145](#)** Discussion and Possible Action Regarding Approval of the July 11, 2023 Commission Regular Meeting Minutes

Mayor Langdon announced the item.

Ms. Jimenez introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Langdon requested a motion.

***A motion was made by Commissioner Stokes, seconded by Commissioner McDowell, to approve the July 11, 2023 Meeting Minutes as presented with the recommended changes. The motion carried on the following vote:***

**Yes:** 5 - Mayor Langdon, Vice Mayor White, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

**H. [23-1157](#) Discussion and Possible Action Regarding the Public Private Partnership Pathway for Warm Mineral Springs Park.**

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding stakeholder feedback and community input, project feasibility respective to costs, impact on property taxes, City versus management company relating to costs, survey participation and results, hotel and housing type preferences, development impact preferences, potential discussion relating to building repair costs and determination, Public Private Partnership (P3) development impact versus preferences, phased approach, Gulf Coast Community Foundation collaboration, and building determination timeline.

In response to Commission discussion, Mr. Fletcher spoke to the building determination timeline and future discussions.

Commission questions and discussion continued regarding habitat and wildlife preservation and feasibility of alternative options.

Public comment:

Ms. Jimenez read the following eComments into the record:

Pamela Moran: expressed opposition to P3 development of Warm Mineral Springs (WMS).

Laura Burrow: expressed opposition to P3 development of WMS.

Jasmine Bowman: expressed opposition to P3 development of WMS.

David Iannotti: expressed opposition to P3 development of WMS.

Nancy Alder: expressed opposition to P3 development of WMS.

In person public comment:

David Spisak: expressed support for preservation and renovation of WMS.

Robin San Vicente: expressed opposition to P3 development of WMS and expressed support for review of alternative options.

Mayor Langdon requested a motion.

***A motion was made by Vice Mayor White, seconded by Commissioner Stokes, to direct staff to move forward with the Public Private Partnership (P3) process and work with the Warm Mineral Springs development group. The motion carried on the following vote:***

**Yes:** 4 - Mayor Langdon, Vice Mayor White, Commissioner Emrich and Commissioner Stokes

**No:** 1 - Commissioner McDowell

Commissioner McDowell dissented due to survey results and public comments opposing intense development, using parkland as an economic driver without medium or high intensity development, and opposing medium or high intensity development of parkland.

## **7. PUBLIC COMMENT:**

Ms. Jimenez read the following eComments into the record:

Vasyl Lendyel: expressed opposition to Public Private Partnership (P3) development of Warm Mineral Springs (WMS).

Urszula Kubrak: expressed opposition to P3 development of WMS.

David Iannotti: expressed opposition to P3 development of WMS.

Luci Bromberg: expressed opposition to P3 development of WMS.

Linda Gerlinger: expressed opposition to Petition No. DMP-23-019.

Nancy Alder: expressed opposition to P3 development of WMS.

## **8. COMMISSION COMMUNICATIONS:**

**A. [23-0848](#) Mayor Langdon's Communications**

Mayor Langdon did not provide a report.

**B. [23-0849](#) Vice Mayor White's Communications**

Vice Mayor White reported on important topics and events attended.

**C. [23-0850](#) Commissioner Emrich's Communications**

Commissioner Emrich did not provide a report.

**D. [23-0851](#) Commissioner McDowell's Communications**

Commissioner McDowell reported on important topics and events attended.

**E. [23-0852](#) Commissioner Stoke's Communications**

Commissioner Stokes reported on important topics and events attended.

## **9. ADMINISTRATIVE AND LEGAL REPORTS:**

**A. [23-1124](#) City Attorney's Monthly Report**

Ms. Slayton did not provide a report.

**B. [23-1127](#) City Manager Report to City Commission for July 2023.**

Mr. Fletcher did not provide a report.

C. [23-0432](#) City Clerk Report

Ms. Jimenez did not provide a report.

**10. ADJOURNMENT:**

Mayor Langdon adjourned the meeting at 3:43 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Barbara Langdon, Mayor

Attest: \_\_\_\_\_  
Heather Faust, City Clerk